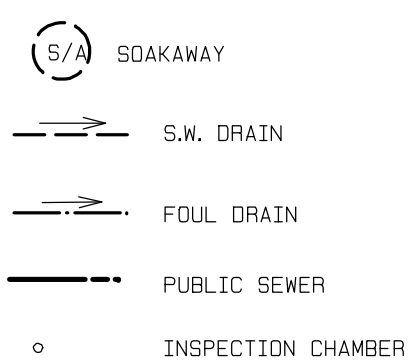




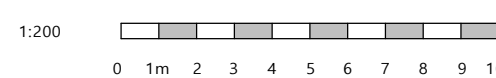
GAPS IN EXISTING VEGETATION PLUGGED
WITH PLANTING TO MATCH EXISTING AND
THUS MAINTAINING CONTINUAL SCREENING

MAIN RUN OF FOUL DRAIN 160mm $\varnothing$ AT
1 in 150 FALL. OTHERWISE FOUL & S.W.
DRAINAGE 110mm $\varnothing$ AT MIN 1 in 100.

EXISTING BIN STORAGE AREA ON COLLECTION DAYS
EXTENDED TO N.W.

FOOTWAY RECENTLY EXTENDED

SCALE BARS



PERMEABLE CHIPPINGS TO MATCH EXISTING WITH
PERMEABLE BLOCK PAVING TO MATCH EXISTING
PROVIDED FOR PRIVATE PARKING SPACES.

- ALL SOFT LANDSCAPING TO BE PLANTED IN 1ST AVAILABLE PLANTING SEASON
- POST-OCCUPATION OF DWELLINGS
- ANY TREES/SHRUBS SPECIFIED BECOMING DISEASED OR DYING WITHIN 5 YEARS OF OCCUPATION TO BE REPLACED IN NEXT APPROPRIATE GROWING SEASON
- ALL HARD LANDSCAPING TO BE COMPLETE PRIOR TO OCCUPATION
- PLANTING OF PERENNIAL/ANNUAL PLANTS AT OCCUPANTS DISCRETION

ROWAN *Sorbus aucuparia*
HAZEL *Corylus avellana*
ALL 200/250, FEATHERED, 2-2.5m HT.
SPACED AS INDICATED, NON-PLASTIC
RABBIT GUARDED & STAKED.

NATIVE HEDGE PLANTING COMPRISING:
MIXED NATIVE SPECIES RICH HEDGE -
50% HAWTHORN *Crataegus monogyna*, 20% HAZEL
Corylus avellana, 10% FIELD MAPLE *Acer campestre*,
10% HOLLY *Ilex aquifolium*, 10% DOG ROSE *Rosa*
canina, AND 10% GUelder-ROSE *Viburnum opulus*.
ALL 40/60 1+1 TRANSPLANTS, 450mm SPACED IN 2No
STAGGERED ROWS 450mm APART WITH NON-PLASTIC
RABBIT GUARDS.

EMERGENCY VEHICLE TURNING AREA DENOTED BY
BROKEN LINES

A 05 05 2023 UPDATES FOR DoC (C5, C10, C13, C15, C17)

rev.
client

J M Knapp & Sons Ltd

proje

**Proposed 2no. Dwellings r/o
131 Lutterworth Road, Burbage, Leics.**

title

PROPOSED ACCESS & SITE LAYOUT PLAN
- superimposed on topographical survey

drawn	size	scale	ref.	rev.
gb	A1	1:200, 1:100	4626/5702	A

GBa&e

DEVELOPMENT CONSULTANCY ARCHITECTURE CONTRACT ADMINISTRATION PROTECTED SPECIES SURVEYS



Chartered Institute Of
Architectural Technologists

Ryton Organic Gardens Wolston Lane Ryton-on-Dunsmore Warwickshire CV8 3LG
02476 217727 admin@gbac.co.uk www.gbac.co.uk